

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
E/S Gores Mill Road, 3400 ft.	* ZONING COMMISSIONER
N of Nicodemus Road	
12045 Gores Mill Road	* OF BALTIMORE COUNTY
4th Election District	
3rd Councilmanic District	* Case No. 96-66-A
Hal S. Katz, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Hal S. Katz and Carole M. Katz, his wife, for that property known as 12045 Gores Mill Road in the NE Franklin Valley subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (swimming pool) in the front yard in lieu of the required rear yard. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date 9/21/95
By M. Borch

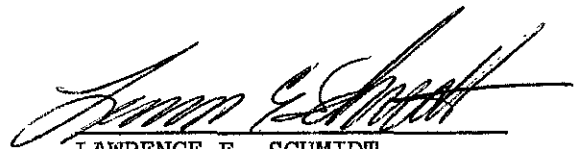
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of September, 1995 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (swimming pool) in the front yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER OF THE ZONING COMMISSIONER
DATE: 9/21/95
BY: M. Hark

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 20, 1995

Mr. and Mrs. Hal S. Katz
12045 Gores Mill Road
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
Case No. 96-66-A
Property: 12045 Gores Mill Road

Dear Mr. and Mrs. Katz:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

8-1000





Petition for Administrative Variance

96-66-A

to the Zoning Commissioner of Baltimore County

for the property located at 12045 GORES MILL RD
which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 TO PERMIT A PROPOSED
ACCESSORY STRUCTURE (SWIMMING POOL) IN THE FRONT YARD IN LIEU
OF THE REQUIRED REAR YARD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Signature

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County



REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ITEM #:

74

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

12045 Gores Mill Rd
Address
Reisterstown MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE ATTACHED

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)
HAL J. KATZ
(type or print name)



(signature)
CAROLE M. KATZ
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of August, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Hal & Carol Katz

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8-7-95
date

NOTARY PUBLIC

My Commission Expires:

8/1/99

7A

4

96-66-A

List of Reasons the Zoning Regulations cannot be met on our property

- 1) Registered tree farm with the state of Maryland. Trees are mainly located in the back and sides of our house.
- 2) Septic tank is located in the back of the house.
- 3) Drain field is beyond the septic tank.
- 4) Grounds are hilly ,sloped and wooded in the back, and to the sides of the house.

6/2/2015 10:10:10 AM

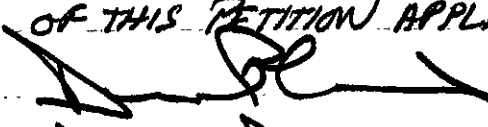
96-66-A

ZONING DESCRIPTION 12045 GORES MILL RD.

Beginning at a point on the East Side of
 Gores Mill Rd. (20 FT. OF PAVING) at a distance of
 3,400 ft. North of ~~Gores Mill~~ Nicodemus Rd. then
 continuing North along Gores Mill Rd. a distance of
 1,500 ft. thence leaving Gores Mill road and
 proceeding the following courses and distances:
 S. 68° E. 191.94', S. 35° E. 76.61', S. 58° E. 140.98',
 S. 53° W. 118', S. 69° E. 374.35', N. 37° E. 351.81',
 E. 175', S. 58° E. 368.46', S. 23° W. 1439.98'
 then N 72° W 700' BACK TO THE POINT OF BEGINNING

30 AC ± 4TH ED, 3RD CD.

I ACCEPT RESPONSIBILITY FOR THE
 ACCURACY OF ALL INFORMATION DRAWN
 AND WRITTEN BY BALTO CO. AS PART
 OF THIS PETITION APPLICATION.


 DAVID P. TRUNKO 8-17-95

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-66-12

District 468 Date of Posting 8/2/95
Posted for: Varlenco
Petitioner: Hel & Carole Sitar
Location of property: 12045 Gores Mill Rd, F/S
Location of Signs: Facing roadway on property being zoned
Remarks: _____
Posted by M. H. Kelly Date of return: 9/8/95
Signature
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

7 BY K.L.
No. 004865

DATE 8/17/95 ACCOUNT R0016150

96-66-A AMOUNT \$ 85.00

RECEIVED FROM: KATZ # 12045 GORES MILL RD

1 RV (ADMIN.) 50.00
FOR: 1 SIGN 35.00 MICROFILMED

BA COLL 1774
DIADLH0149M06HRC
17-95

\$85.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 74

Petitioner: HAL + CAROLE KATZ

Location: 12045 GORES HILL RD, REISTERSTOWN MD. 21136

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HAL + CAROLE KATZ

ADDRESS: 12045 GORES HILL RD, REISTERSTOWN MD 21136

PHONE NUMBER: 410-833-1759

AJ:ggs

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(Revised 04/09/93)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 30, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-66-A (Item 74)
12045 Gores Mill Road
E/S Gores Mill Road, 3400' N of Nicodemus Road
4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 3, 1995. The closing date (September 18, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Hal and Carole Katz





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 13, 1995

Mr. and Mrs. Hal Katz
12045 Gores Mill Road
Reisterstown, MD 21136

RE: Item No.: 74
Case No.: 96-66-A
Petitioner: H. S. Katz, et ux

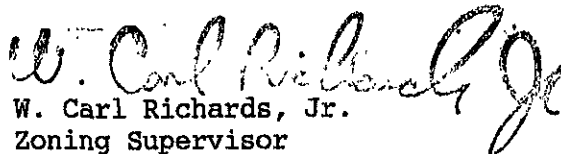
Dear Mr. and Mrs. Katz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 28, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

RECEIVED
SEP 14 1995
ZONING



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 7, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 12045 Gores Mill Road

INFORMATION:

Item Number:

74

Petitioner:

Katz Property

Property Size:

Zoning:

RC-4

Requested Action:

Variance

Hearing Date:

 / /

SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the applicants' request, it is clear that the petitioners will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

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BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director. DATE: Sept. 7, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Sub Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 5, 1995
Items 065, 066, 067, 068, 074, 075, 076
077 and 079

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

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Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66,67,68,69,70,71,73, //
74,75,77,79 & 80.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED

SEP 5 1995

ZADM



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-30-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 074 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

14

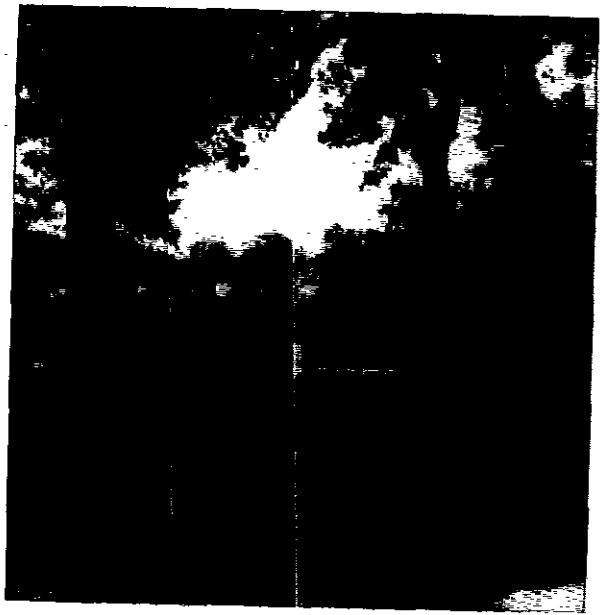
Description of ground for 12045 Gores Mill Rd.

- 1).The front of our property where house is located faces the B.G.& E. power lines and open field.
 - 2).The house sits up in the woods which can not be seen from Gores Mill Rd.
 - 3).There is a 500 foot driveway that goes up an incline from Gores Mill Rd. that leads to our house.
 - 4).The closet house is at least 3,000 feet from the front of our house which is where the power lines and field are located
 - 5).To the back of our house is were majority of our property is located which is very dense with trees, hills and also this is where Norris Run stream runs through our property
 - 6).Coming out the front door on the right side of the house there is a deck, then a one car parking pad. Ten feet away the wooded area starts with an incline heading down to Gores Mill Rd.
 - 7).To the left of our house there is a drain ravine that heavy rain water runs down. After the ravine comes a slight hill which then flattens out somewhat to the left front which seems to be the most logical place for the pool.
- Our house is located on less than 1/2 acre of land. The rest of the property is registered with the State of Maryland as a tree farm. It is under a Forest Management program.
- See photos

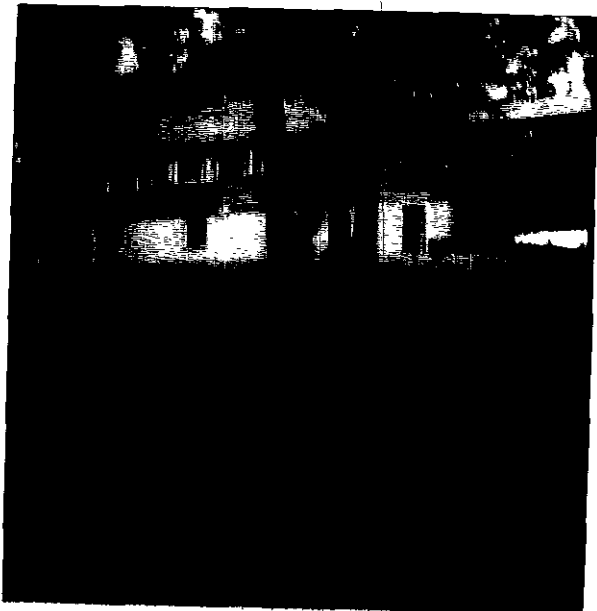
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JAN 10 2011



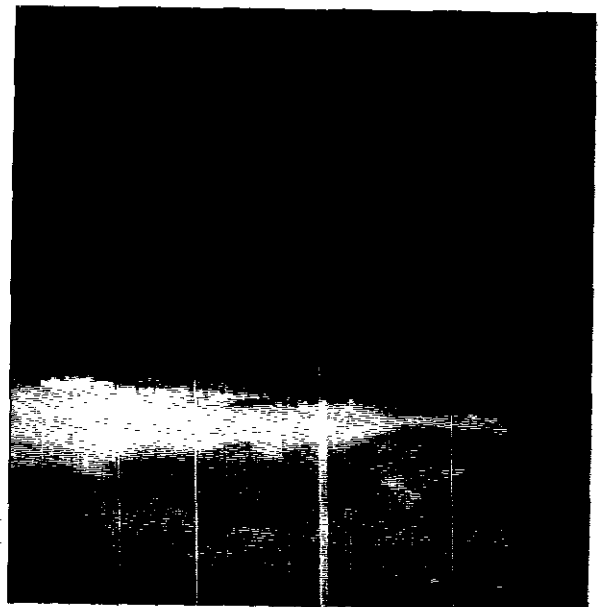
1. front yard # 74



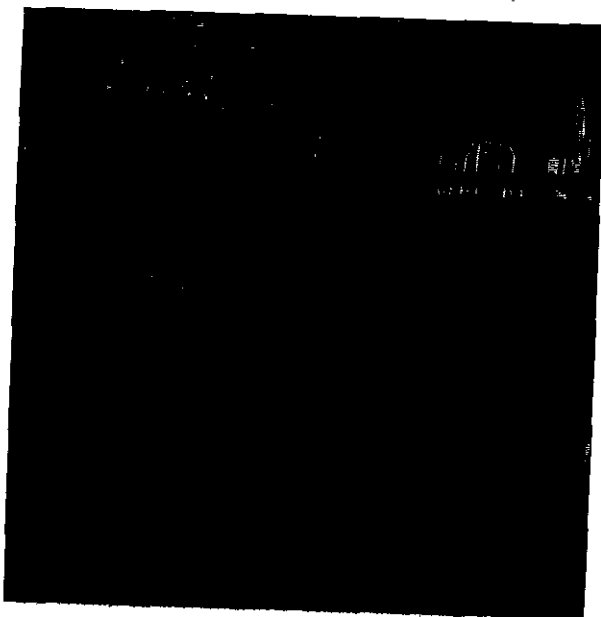
1. front yard



5. back yard



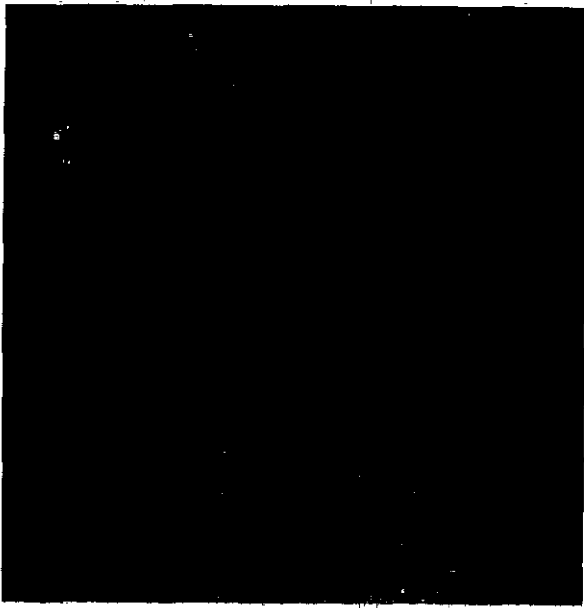
2+3 driveway



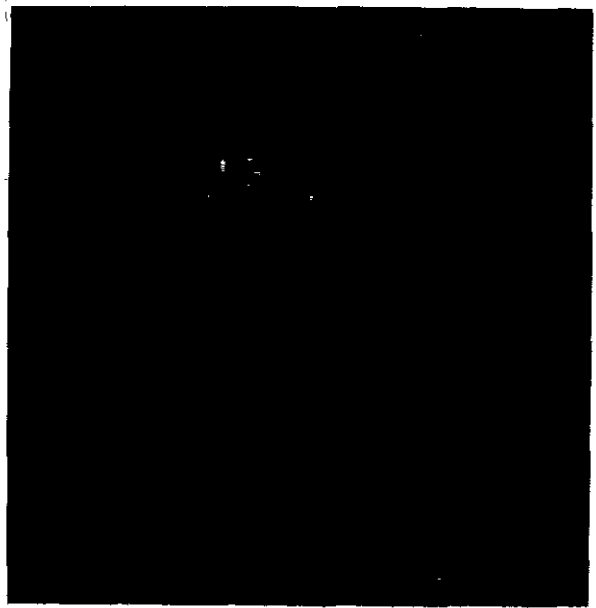
5+6 right side + back



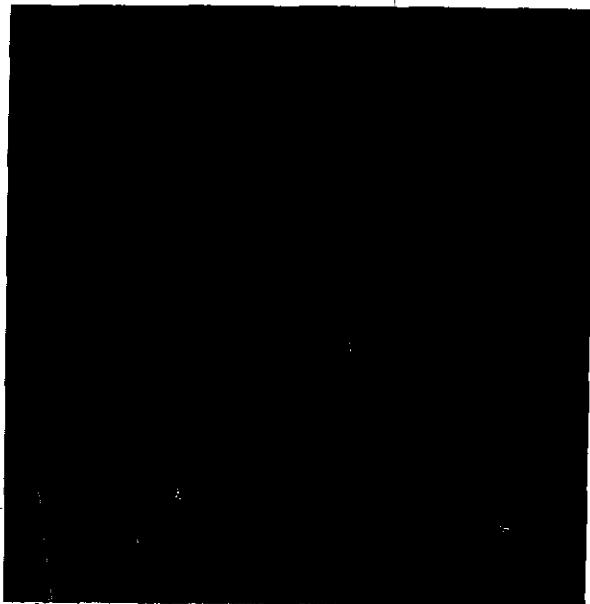
6 right side



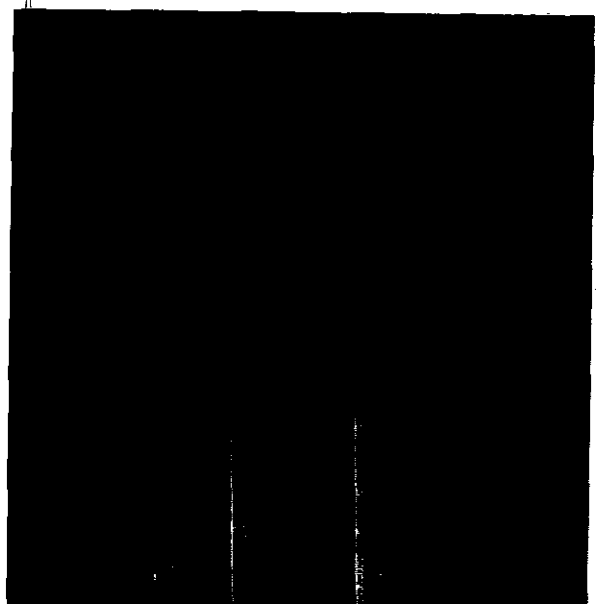
7 left side



7+5 left side+back



pool area



pool area

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
E/S Gores Mill Road, 3400 ft.	* ZONING COMMISSIONER
N of Nicodemus Road	
12045 Gores Mill Road	* OF BALTIMORE COUNTY
4th Election District	
3rd Councilmanic District	* Case No. 96-66-A
Hal S. Katz, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Hal S. Katz and Carole M. Katz, his wife, for that property known as 12045 Gores Mill Road in the NE Franklin Valley subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (swimming pool) in the front yard in lieu of the required rear yard. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date 9/21/95
By M. Borch

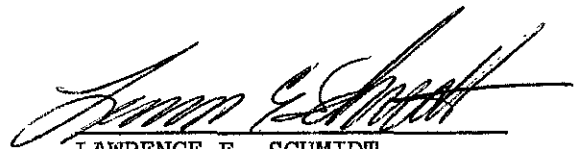
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of September, 1995 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (swimming pool) in the front yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER OF THE ZONING COMMISSIONER
DATE: 9/21/95
BY: M. Smith

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 20, 1995

Mr. and Mrs. Hal S. Katz
12045 Gores Mill Road
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
Case No. 96-66-A
Property: 12045 Gores Mill Road

Dear Mr. and Mrs. Katz:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

8-1000





Petition for Administrative Variance

96-66-A

to the Zoning Commissioner of Baltimore County

for the property located at 12045 GORES MILL RD
which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 TO PERMIT A PROPOSED
ACCESSORY STRUCTURE (SWIMMING POOL) IN THE FRONT YARD IN LIEU
OF THE REQUIRED REAR YARD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Signature

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County



REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ITEM #:

74

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

12045 Gores Mill Rd
Address
Reisterstown MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE ATTACHED

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)
HAL J. KATZ
(type or print name)



(signature)
CAROLE M. KATZ
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of August, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Hal & Carol Katz

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8-7-95
date

NOTARY PUBLIC

My Commission Expires:

8/1/99

7A

4

96-66-A

List of Reasons the Zoning Regulations cannot be met on our property

- 1) Registered tree farm with the state of Maryland. Trees are mainly located in the back and sides of our house.
- 2) Septic tank is located in the back of the house.
- 3) Drain field is beyond the septic tank.
- 4) Grounds are hilly ,sloped and wooded in the back, and to the sides of the house.

6/2/2015 10:10:10 AM

96-66-A

ZONING DESCRIPTION 12045 GORES MILL RD.

Beginning at a point on the East Side of
 Gores Mill Rd. (20 FT. OF PAVING) at a distance of
 3,400 ft. North of ~~Gores Mill~~ Nicodemus Rd. then
 continuing North along Gores Mill Rd. a distance of
 1,500 ft. thence leaving Gores Mill road and
 proceeding the following courses and distances:
 S. 68° E. 191.94', S. 35° E. 76.61', S. 58° E. 140.98',
 S. 53° W. 118', S. 69° E. 374.35', N. 37° E. 351.81',
 E. 175', S. 58° E. 368.46', S. 23° W. 1439.98'
 then N 72° W 700' BACK TO THE POINT OF BEGINNING

30 AC \pm 4TH ED, 3RD CD.

I ACCEPT RESPONSIBILITY FOR THE
 ACCURACY OF ALL INFORMATION DRAWN
 AND WRITTEN BY BALTO CO. AS PART
 OF THIS PETITION APPLICATION.


 DAVID P. TRUNKO 8-17-95

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-66-12

District 468 Date of Posting 8/2/95
Posted for: Varlenco
Petitioner: Hel & Carole Sitar
Location of property: 12045 Gores Mill Rd, F/S
Location of Signs: Facing roadway on property being zoned
Remarks: _____
Posted by [Signature] Date of return: 9/8/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

7 BY ALL
No. 004865

DATE 8/17/95 ACCOUNT R0016150

96-66-A AMOUNT \$ 85.00

RECEIVED FROM: KATZ # 12045 GORES MILL RD

1 RV (ADMIN.) 50.00
FOR: 1 SIGN 35.00 MICROFILMED

BA COLL 1774
DIADLH0149M06HRC
17-95

\$85.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 74

Petitioner: HAL + CAROLE KATZ

Location: 12045 GORES HILL RD, REISTERSTOWN MD. 21136

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HAL + CAROLE KATZ

ADDRESS: 12045 GORES HILL RD, REISTERSTOWN MD 21136

PHONE NUMBER: 410-833-1759

AJ:ggs

MICROFILMED

(Revised 04/09/93)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 30, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-66-A (Item 74)
12045 Gores Mill Road
E/S Gores Mill Road, 3400' N of Nicodemus Road
4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 3, 1995. The closing date (September 18, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Hal and Carole Katz





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 13, 1995

Mr. and Mrs. Hal Katz
12045 Gores Mill Road
Reisterstown, MD 21136

RE: Item No.: 74
Case No.: 96-66-A
Petitioner: H. S. Katz, et ux

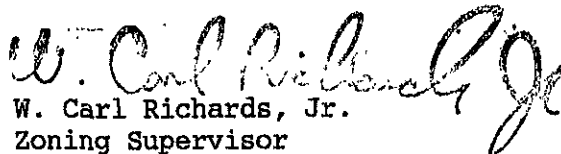
Dear Mr. and Mrs. Katz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 28, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

RECEIVED
SEP 14 1995
ZONING



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 7, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 12045 Gores Mill Road

INFORMATION:

Item Number:

74

Petitioner:

Katz Property

Property Size:

Zoning:

RC-4

Requested Action:

Variance

Hearing Date:

 / /

SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the applicants' request, it is clear that the petitioners will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director. DATE: Sept. 7, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Sub Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 5, 1995
Items 065, 066, 067, 068, 074, 075, 076
077 and 079

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66,67,68,69,70,71,73, //
74,75,77,79 & 80.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED

SEP 5 1995

ZADM



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-30-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 074 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

14

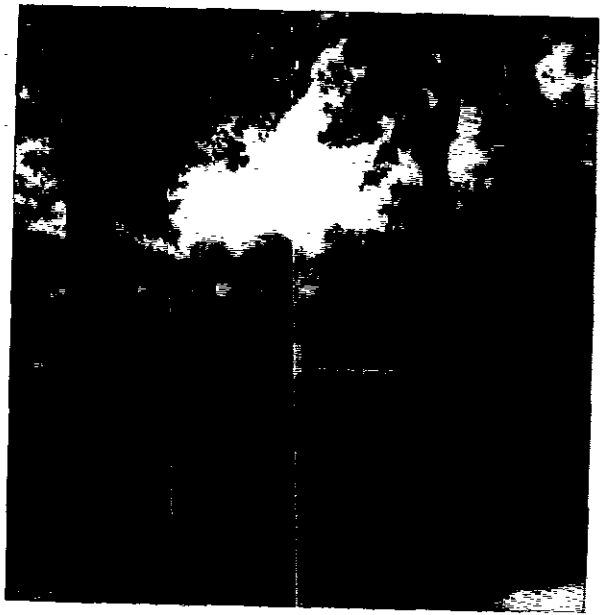
Description of ground for 12045 Gores Mill Rd.

- 1).The front of our property where house is located faces the B.G.& E. power lines and open field.
 - 2).The house sits up in the woods which can not be seen from Gores Mill Rd.
 - 3).There is a 500 foot driveway that goes up an incline from Gores Mill Rd. that leads to our house.
 - 4).The closet house is at least 3,000 feet from the front of our house which is where the power lines and field are located
 - 5).To the back of our house is were majority of our property is located which is very dense with trees, hills and also this is where Norris Run stream runs through our property
 - 6).Coming out the front door on the right side of the house there is a deck, then a one car parking pad. Ten feet away the wooded area starts with an incline heading down to Gores Mill Rd.
 - 7).To the left of our house there is a drain ravine that heavy rain water runs down. After the ravine comes a slight hill which then flattens out somewhat to the left front which seems to be the most logical place for the pool.
- Our house is located on less than 1/2 acre of land. The rest of the property is registered with the State of Maryland as a tree farm. It is under a Forest Management program.
- See photos

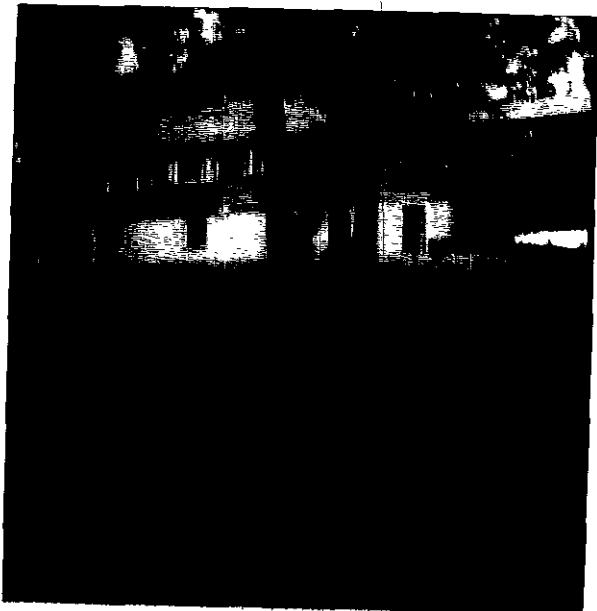
RECEIVED
JAN 10 2008



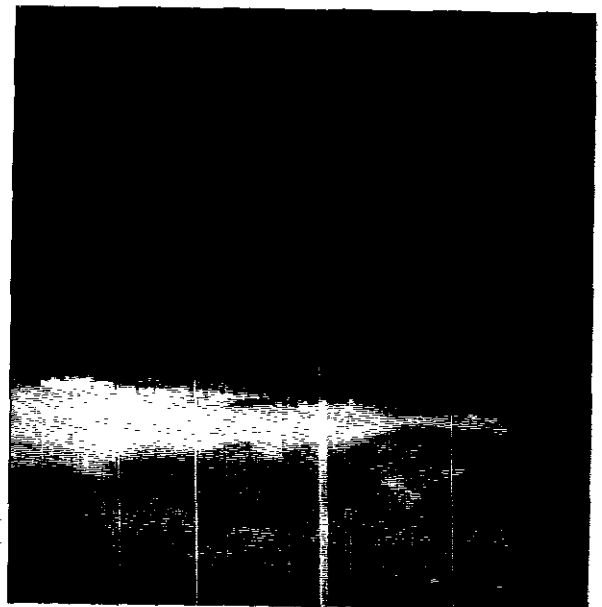
1. front yard # 74



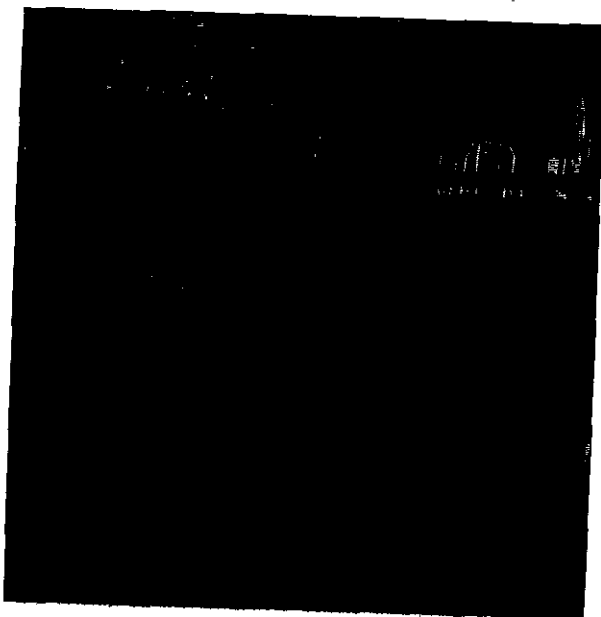
1. front yard



5. back yard



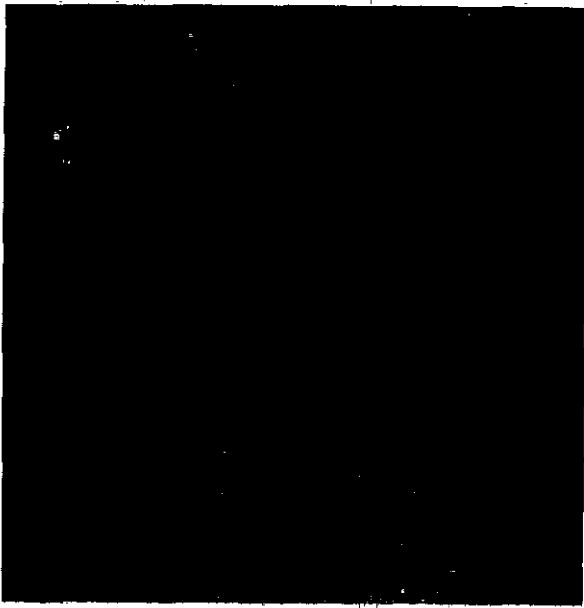
2+3 driveway



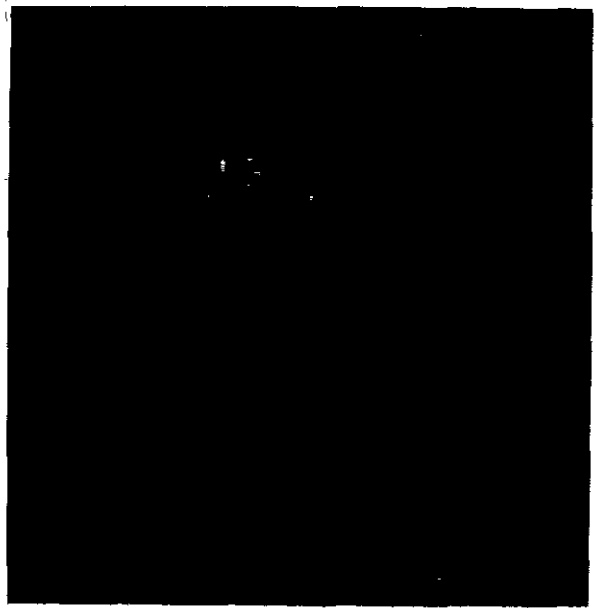
5+6 right side + back



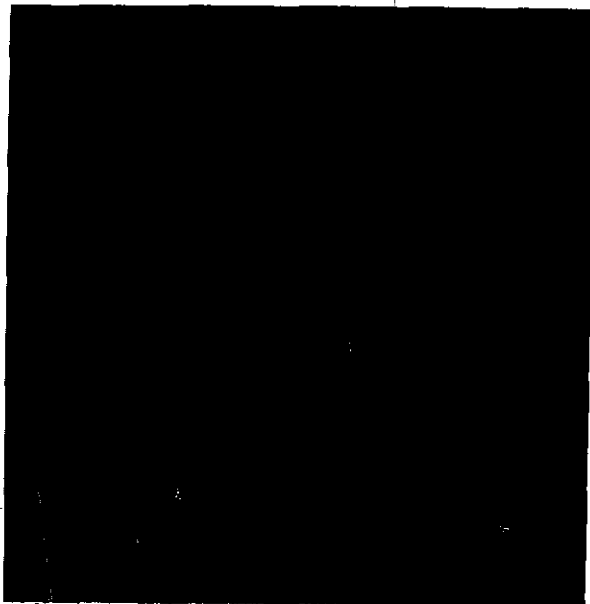
6 right side



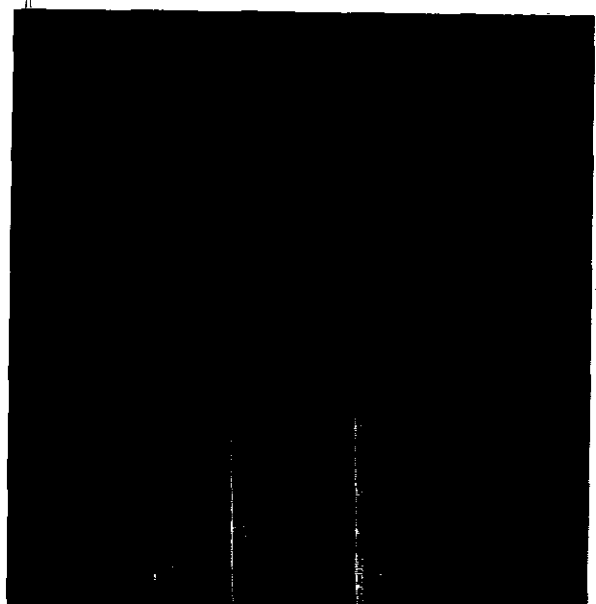
7 left side



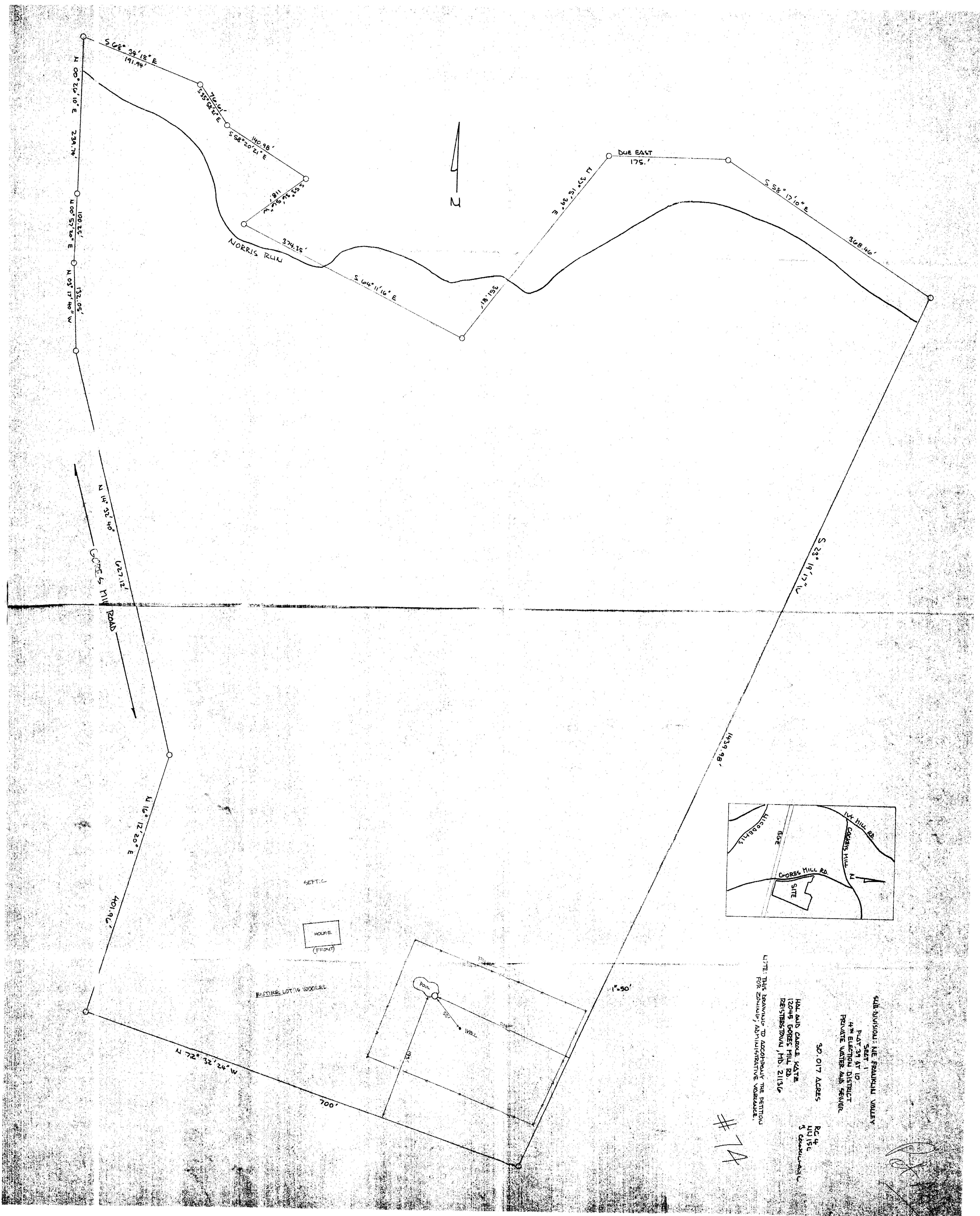
7+5 left side+back



pool area



pool area



96-66-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992
 Bill Nos. 83-92, 84-92, 85-92, 86-92, 87-92, 88-92, 89-92, 90-92

SCALE: 1" = 200'

DATE OF PHOTOGRAPHY: JANUARY 1996

Chairman, County Council: Edmond J. Hannon

1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council: Edmond J. Hannon

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
 TO REFLECT CHANGES IN ZONING DISTRICTS
 BY BUCHART-HORN, INC. BALTIMORE, MD 21210

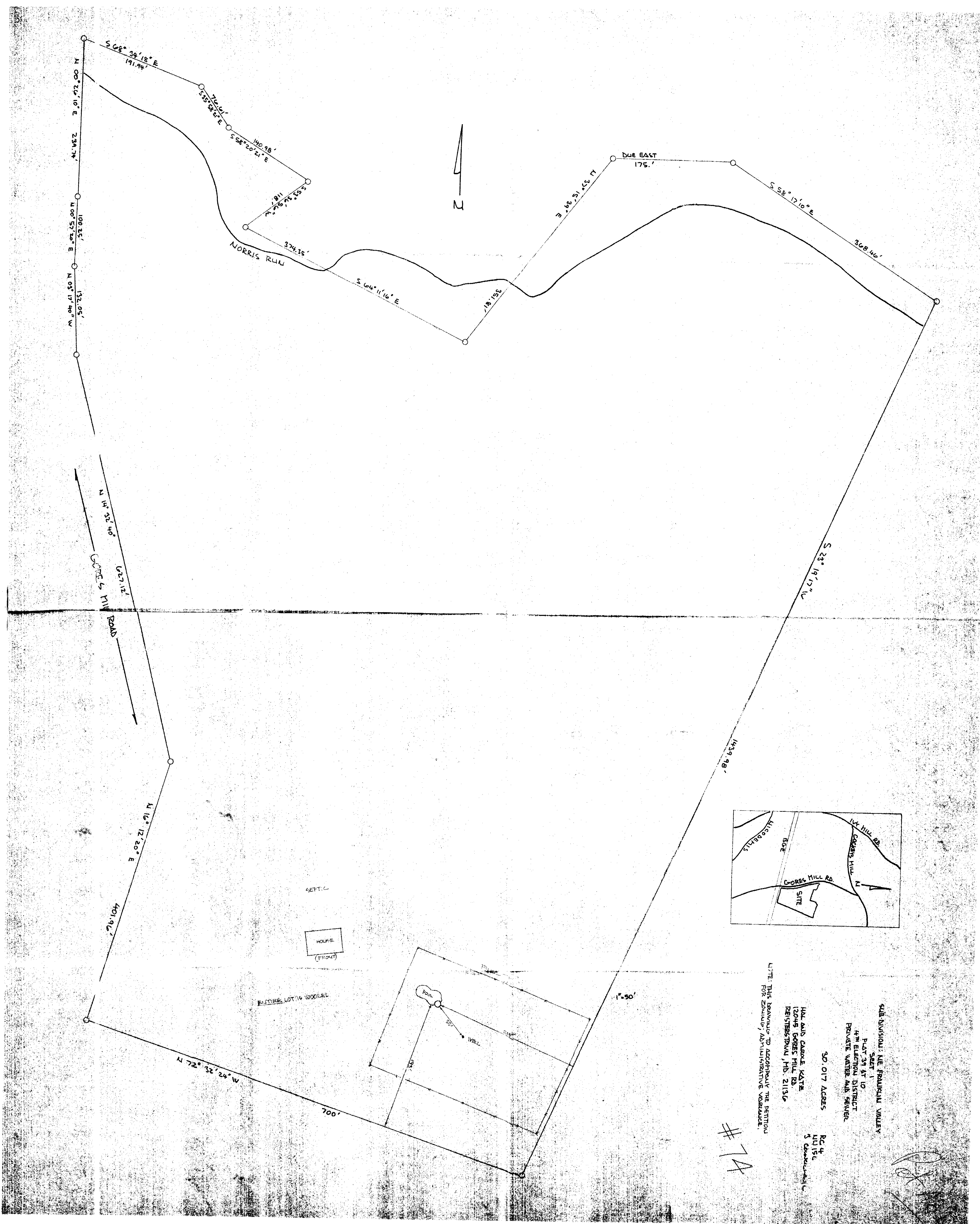
96-66-A

4-14



96-66-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	NORTHWEST OF	NW
DATE	TALBOT	15-L
OF		
PHOTOGRAPHY		
JANUARY		
1986		



[illegible]

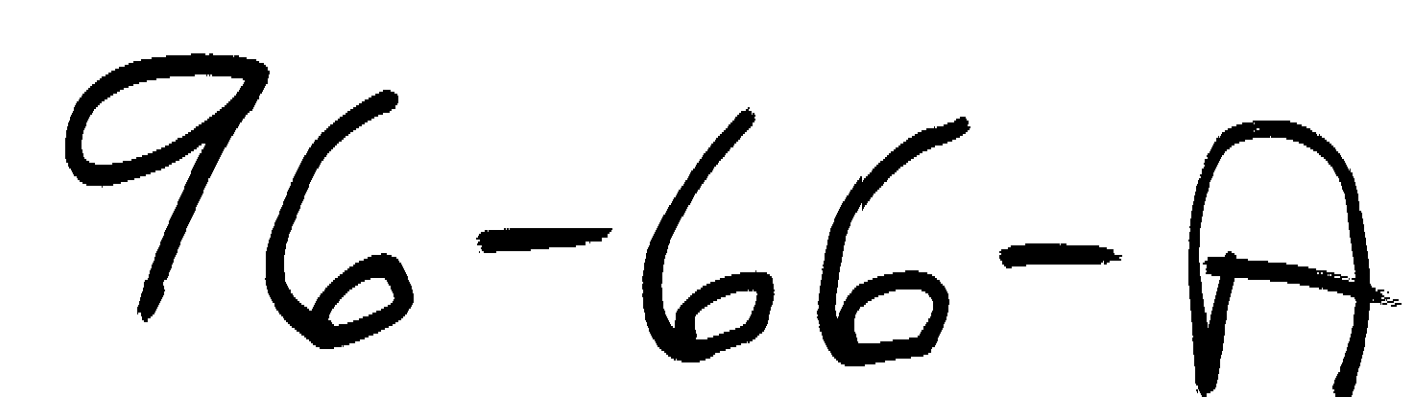
96-66-A

4-14



96-66-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	NORTHWEST OF	NW
DATE	TALBOT	15-L
OF		
PHOTOGRAPHY		
JANUARY		
1986		



[illegible]

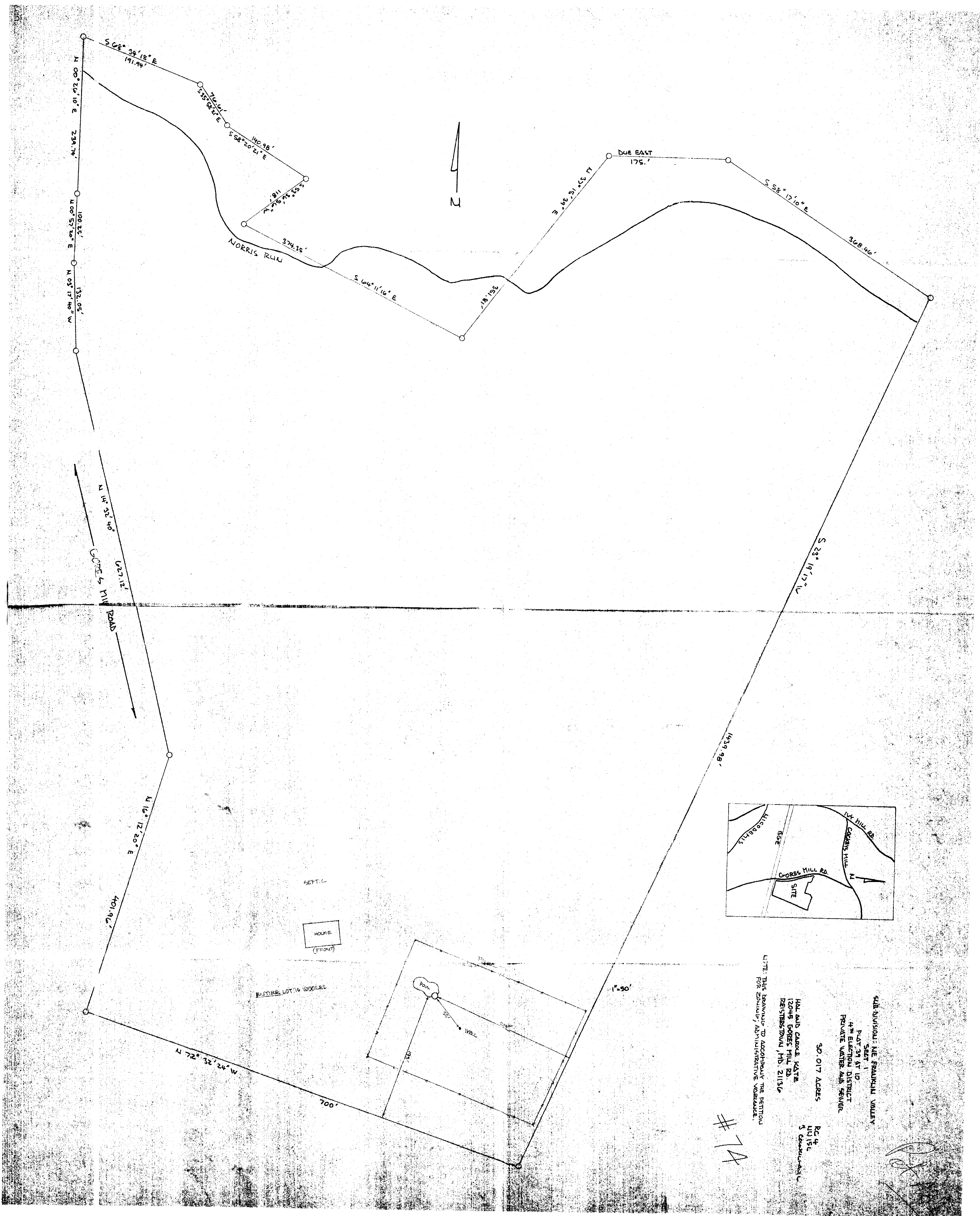
96-66-A

4-14



96-66-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	NORTHWEST OF	NW
DATE	TALBOT	15-L
OF		
PHOTOGRAPHY		
JANUARY		
1986		



96-66-A

[illegible]

96-66-A

4-14



96-66-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	NORTHWEST OF	NW
DATE	TALBOT	15-L
OF		
PHOTOGRAPHY		
JANUARY		
1986		

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

LES: 1999

LES:mmn
encl.

ESTIMATED POSTING DATE: 11/11/2014 11:00 AM on Recycled Paper FROM: 11/11/2014 11:00 AM

4) Grounds are hilly, sloped and wooded in the back, and to the sides of the house.

District: 444
 Posted for: Veronica
 Petitioner: Hol + Carol S. Hol
 Location of property: 2245.6 acres Mill Rd., FL
 Location of Sign: Pinney, 200 Hwy D. property boundary
 Remarks:
 Posted by: W. H. H. H.
 Number of Signs: Signs
 Date of return: 9/8/95

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

84 XL
No. 004865

DATE 3/17/95 ACCOUNT R0014150

96-66-A AMOUNT \$ 85.00

RECEIVED FROM KATZ = 12045 GORES MILL RD

1 RV (ADMIN.) 50.00

FOR 1 SIGN 35.00

Ba 0011070606C \$85.00
01AB1070606C 3/17/95

VALIDATION ON SIGNATURE OF CASHIER



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 74
Petitioner: HAL + CAROL KATZ
Location: 12045 GORES HILL RD, REISTERSTOWN, MD 21136
PLEASE FORWARD ADVERTISING BILL TO:
NAME: HAL + CAROL KATZ
ADDRESS: 12045 GORES HILL RD, REISTERSTOWN MD 21136
PHONE NUMBER: 410-833-1759

AJ:ggg

(Revised 04/09/93)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 30, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-66-A (Item 74)
12045 Gores Hill Road
E/S Gores Hill Road, 3400' W of Nicodemus Road
4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

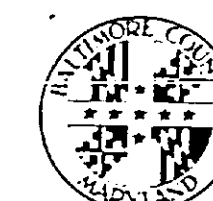
- 1) Your property will be posted on or before September 3, 1995. The closing date (September 18, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Hal and Carol Katz

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 13, 1995

Mr. and Mrs. Hal Katz
12045 Gores Hill Road
Reisterstown, MD 21136

RE: Item No.: 74
Case No.: 96-66-A
Petitioner: H. S. Katz, et ux

Dear Mr. and Mrs. Katz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 28, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM
FROM: Pat Keller, Director, GP
SUBJECT: 12045 Gores Hill Road

DATE: September 7, 1995

INFORMATION:

Item Number: 74
Petitioner: Katz Property
Property Size: _____
Zoning: RC-4
Requested Action: Variance
Hearing Date: 9/1

SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the applicants' request, it is clear that the petitioners will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: *Jeffrey M. Long*
Division Chief: *Caryl Kenna*
PK/JL

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Sept. 7, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 5, 1995
Items 065, 066, 067, 068, 074, 075, 076
077 and 079

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:BW

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 301
Towson, MD 21286-5500

(410) 887-1500

DATE: 08/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66, 67, 68, 69, 70, 71, 73, 74, 75, 77, 79 & 80.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED
SEP 5 1995

ZADM

Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-30-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 674 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2288 Stated Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

14

Description of ground for 12045 Gores Mill Rd

1) The front of our property where house is located faces the B G & E power lines and open field

2) The house sits up in the woods which can not be seen from Gores Mill Rd.

3) There is a 500 foot driveway that goes up an incline from Gores Mill Rd. that leads to our house.

4) The closet house is at least 3,000 feet from the front of our house which is where the power lines and field are located

5) To the back of our house is where majority of our property is located which is very dense with trees, hills and also this is where Norris Run stream runs through our property

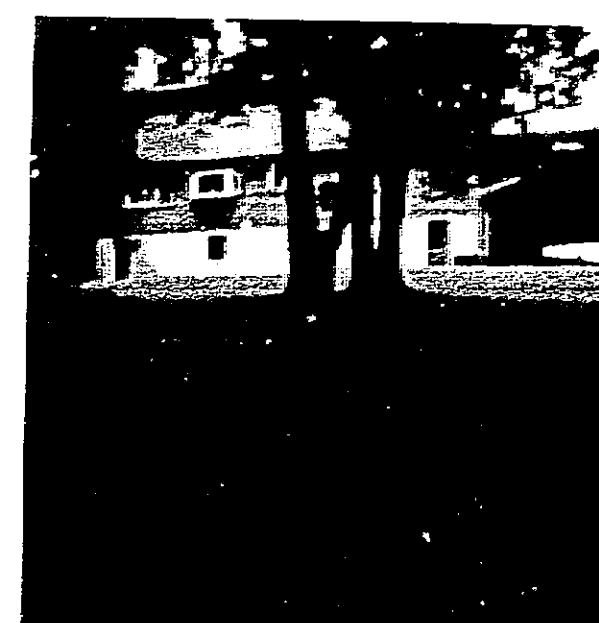
6) Coming out the front door on the right side of the house there is a deck, then a one car parking pad. Ten feet away the wooded area starts with an incline heading down to Gores Mill Rd.

7) To the left of our house there is a drain ravine that heavy rain water runs down. After the ravine comes a slight hill which then flattens out somewhat to the left front which seems to be the most logical place for the pool.

Our house is located on less than 1/2 acre of land. The rest of the property is registered with the State of Maryland as a tree farm. It is under a Forest Management program.



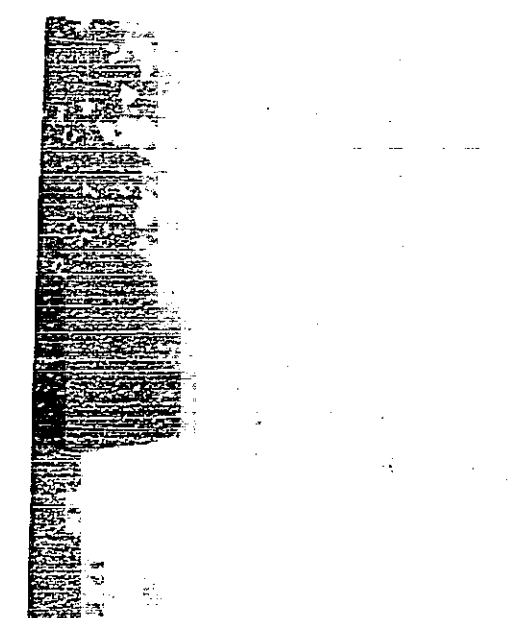
1.5.14.14 # 14



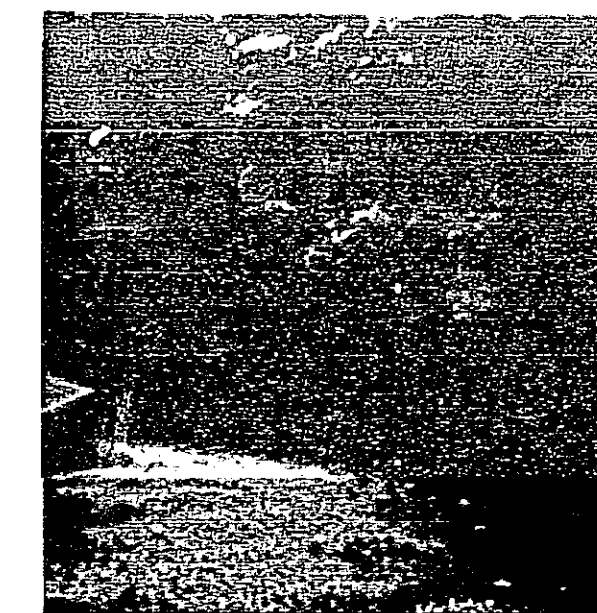
S. back pad



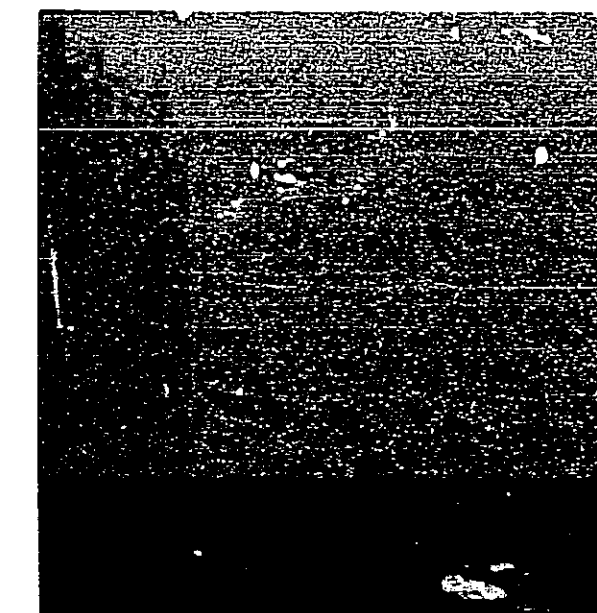
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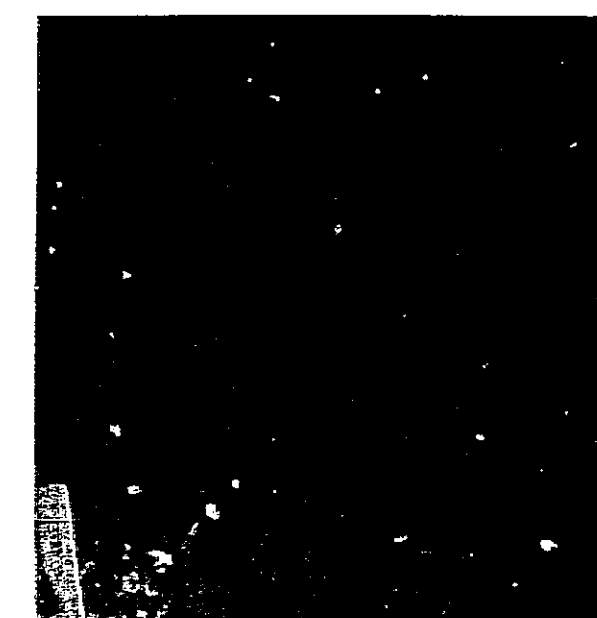
6



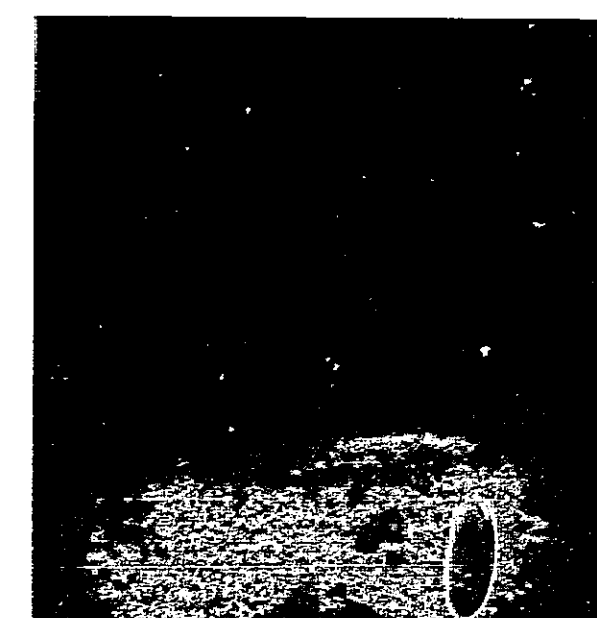
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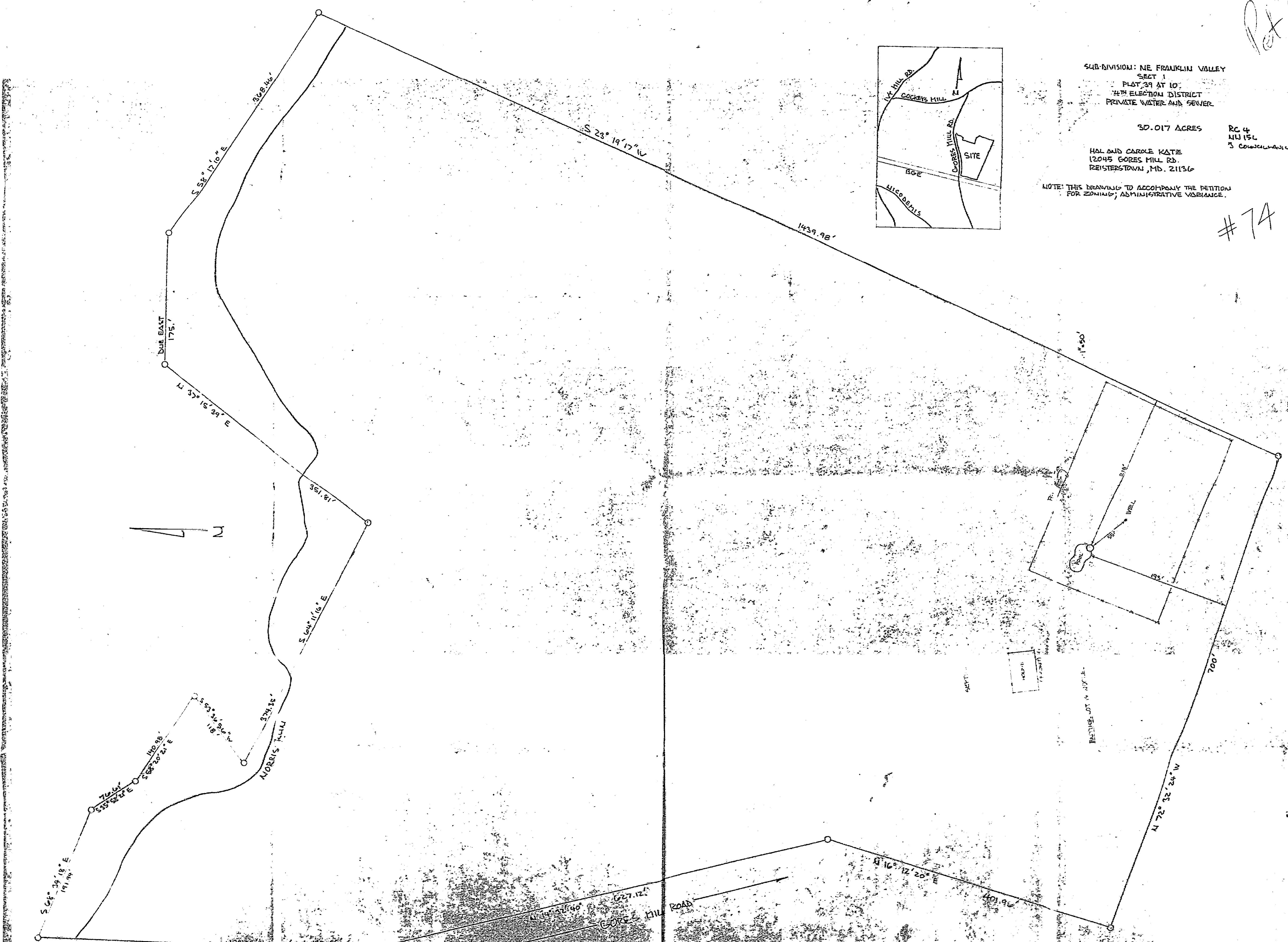
17+5 left and back



1.5.14.14



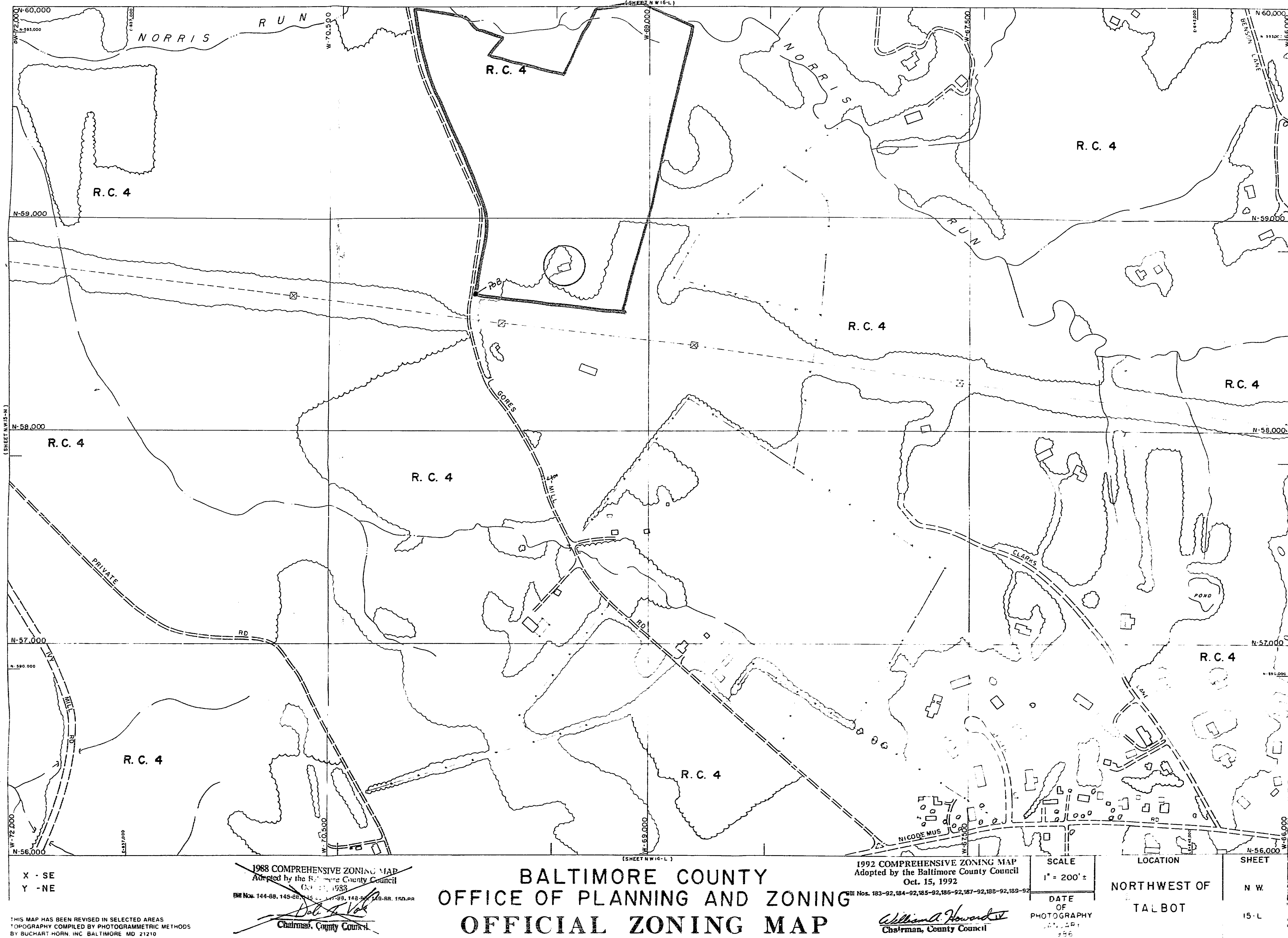
1.5.14.14



Pet No 1

96-66-A

NW 15-L #74



96-66-A



96-66-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	NORTHWEST OF	NW
DATE OF PHOTOGRAPHY JANUARY 1986	TALBOT	15-L